



## TOWN OF EAST HAMPTON


300 Pantigo Place – Suite 105  
East Hampton, New York 11937-2684

Planning Department  
JoAnne Pahwul  
Director

Telephone (631) 324-2178  
Fax (631) 324-1476

February 27, 2020

**TO:** Planning Board

**FROM:** Eric Schantz  
Senior Planner 

**RE:** New Cingular Wireless (aka AT & T) @ St. Peter's Chapel Personal  
Wireless Service Facility (PWSF) – Site Plan/Special Permit  
SCTM# 300-103-6-23  
465 Old Stone Highway, Springs

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**Last Review Date:** February 26, 2020

**Items and Date Received:** N/A

**Background Information:** Application has been made to construct a new Personal Wireless Service Facility (PWSF) consisting of nine (9) antennas, eighteen (18) remote radio heads and associated equipment. Also proposed is a GPS unit and 15 kW emergency generator with all equipment to be situated within a new 50' tall campanile structure.

The parcel is zoned B: Residence and is situated on Old Stone Highway in Springs. It contains a chapel building which pre-dates the adoption of zoning. The property is entirely bordered by residential zoning and uses. The parcel to the immediate south and east is also owned by the owner of the subject parcel.

The principal building is St. Peter's Chapel which dates back to 1881. This structure certainly meets the common definition of "historic" and was listed in the first draft of the Town's Historic Landmarks inventory prepared by Robert J. Hefner in August 2005, which was never formally adopted by the Town Board. However, it should be noted that it is not within the Spring's Historic District and was not identified in the exhaustive review of properties for potential historic preservation prepared in 1990 (The Town of East Hampton Historic Preservation Report (also) prepared by Robert J. Hefner). It is not on the National register of Historic Places or the recommendation list.

**Issues for Discussion:**

**SEQRA**

The Planning Department has prepared the attached EAF Part II & III. A negative declaration pursuant to SEQRA and Chapter 128 of the Town Code is recommended.

**Conclusion**

In conclusion, the application appears to be complete and ready to be scheduled for a public hearing once the Board adopts a SEQRA declaration.

ES

**Planning Board Consensus**

*Is the application complete and ready to be scheduled for a public hearing?*

Additional comments: \_\_\_\_\_  
\_\_\_\_\_

**Additional Board Comments:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*Short Environmental Assessment Form*  
*Part 2 - Impact Assessment*

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Please see attached

- ☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- ☒ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

East Hampton Town Board

Name of Lead Agency

Joseph B. Potter

Print or Type Name of Responsible Officer in Lead Agency

Signature of Responsible Officer in Lead Agency

Date

East Hampton Town Planning Board Chairman

Title of Responsible Officer

Eric Schantz

Digitally signed by Eric Schantz  
 DN: cn=Eric Schantz, o=ov, email=eschantz@hamptonny.gov, c=US  
 Date: 2020.02.27 09:56:09 -0500

Signature of Preparer (if different from Responsible Officer)

Application has been made to construct a new Personal Wireless Service Facility (PWSF) consisting of nine (9) antennas, eighteen (18) remote radio heads and associated equipment. Also proposed is a GPS unit and 15 kW emergency generator with all equipment to be situated within a new 50' tall campanile structure.

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The Zoning Board of Appeals (ZBA) held a public hearing on November 19, 2019. The ZBA subsequently discussed the application and has taken a straw vote, the consensus of which is to grant the necessary relief.

The Architectural Review Board will ultimately need to find that the application can meet their standards as listed in section 255-7-60 of the East Hampton Town Code.

For the reasons listed above, this Board finds that there is not a potential for any significant adverse impacts which could result from the proposed project and in accordance makes a negative declaration pursuant to SEQRA and Chapter 128 of the Town Code